

2018 IN REVIEW

CULTURAL

HERITAGE COMMISSION



CITY OF
LONGBEACH

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2018 IN REVIEW

CULTURAL HERITAGE COMMISSION



Honoring the City's Past and Embracing the Future

The City of Long Beach is fortunate to have an abundance of unique architectural treasures and historical structures that help define the history, diversity and culture of the City while making a significant contribution to the quality of life in the community.

For several decades, the City has had a Cultural Heritage Commission Ordinance designed to recognize and protect historic properties, and increase the public knowledge and appreciation of the City's valued resources. Long Beach has maintained its commitment to these goals through the implementation of several programs and policies, and through the establishment of a Cultural Heritage Commission. Appointed by the Mayor and confirmed by the City Council, the seven-member Commission serves as a vital resource that advises on best practices related to historic preservation.

In 2018, the Commission worked closely with City staff and property owners of historic structures, providing valuable insight and information on the technical aspects of renovation, rehabilitation, and reuse. The Cultural Heritage Commission embraces its challenges and looks forward to continuing its mission of helping to lead the way in the preservation of historic Long Beach resources.

CULTURAL HERITAGE

COMMISSION 2018

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Tasha Hunter

Kathleen Irvine

Dr. Lourdes Ramos

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Planning Bureau Manager*

Alejandro Plascencia, *Planner*

Vanetta Baisley-Cuttlif,
*Cultural Heritage Commission
Secretary*



CULTURAL HERITAGE COMMISSION

2018 BY THE NUMBERS

Figures provided are for the calendar year



Study
Sessions
Conducted

APPROVED

536

*Certificates of
Appropriateness*

CULTURAL HERITAGE COMMISSION

2018 BY THE NUMBERS

Figures provided are for the calendar year

CONDUCTED



08

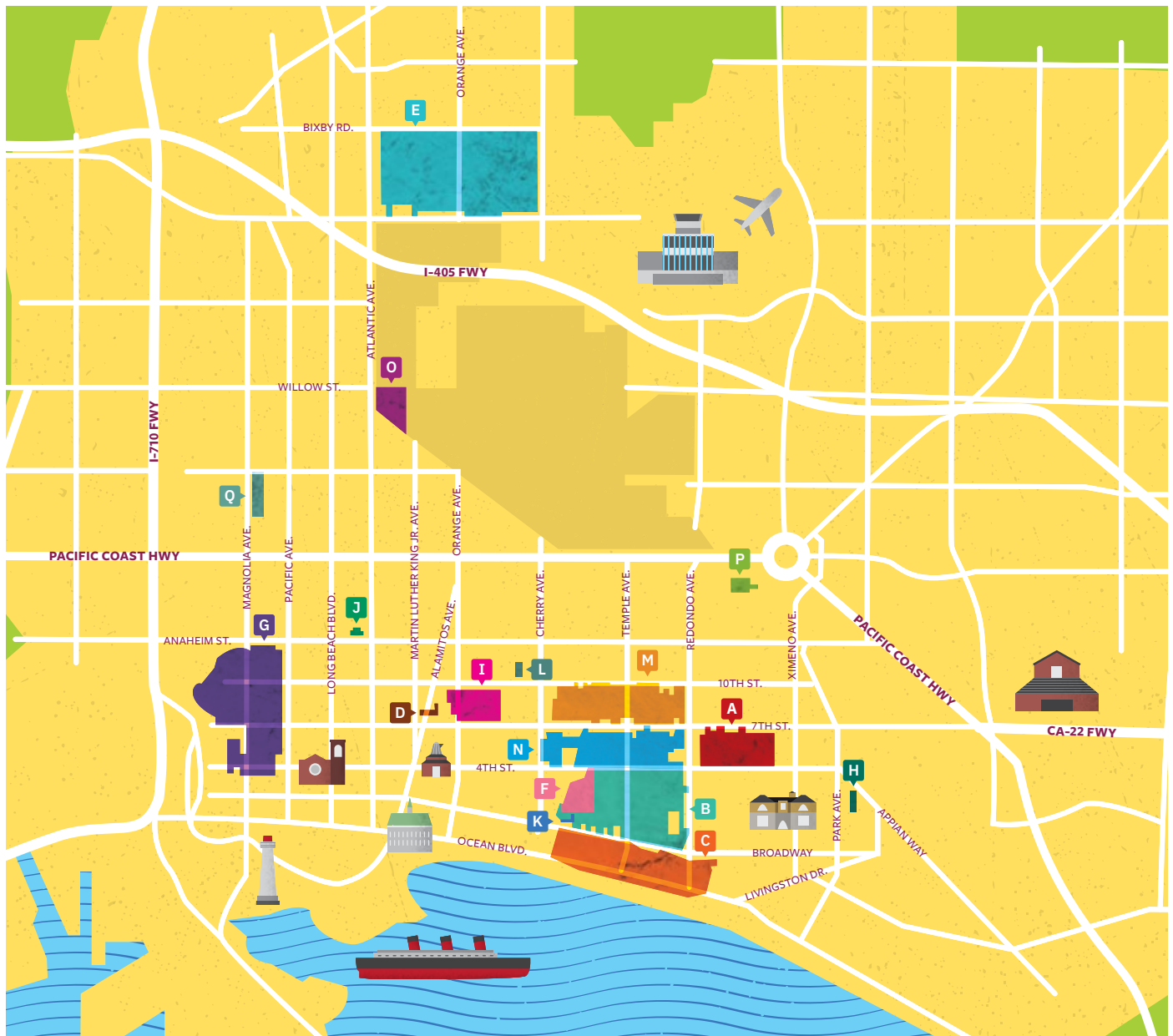
*Took Action on Eight
Designated Landmarks*



Mills Act
Contracts
Awarded

HISTORIC DISTRICTS

The City has recognized distinct neighborhoods as having special architectural and historical value. The map below depicts the 17 designated historic districts in Long Beach.



- | | | |
|-----------------------------|-----------------------------------|----------------------------|
| A Belmont Heights | G Drake Park/Willmore City | M Rose Park |
| B Bluff Heights | H Eliot Lane | N Rose Park South |
| C Bluff Park | I Hellman Street Craftsman | O Sunrise Boulevard |
| D Brenner Place | J Linden Avenue | P Wilton Street |
| E California Heights | K Lowena Drive | Q Wrigley |
| F Carroll Park | L Minerva Park Place | |

INITIATIVES/PROGRAMS

HISTORIC DISTRICT DESIGN GUIDELINES

Design Guidelines
Completed

FOR 16 DISTRICTS

The following initiatives and programs have had a significant impact on preserving and enhancing the historical and architectural character of Long Beach.

cont. >>>

HISTORIC DISTRICT DESIGN GUIDELINES



Preserving and Promoting the City's

Historic Neighborhoods

The City is in the process of developing Historic District Design Guidelines for each of its 17 historic districts, in addition to style guides for each major historic architectural style. The guidelines are intended to provide an instructive framework for sensitive changes to historic properties and encourage preservation efforts. The guidelines also serve to assist property owners in understanding and appreciating the historic character of the buildings and districts in which they are located.

In 2018, Historic District Design Guidelines were completed for eight districts, including Bluff Park, Bluff Heights, California Heights, Carroll Park, Linden, Lowena, Sunrise Boulevard, and Wrigley. This collective effort of the Cultural Heritage Commission and Long Beach Development Services Planning staff signals the completion of guidelines for 16 of the 17 districts within Long Beach, with each addressing the specific style of historic design and architecture represented in its district.

“The Historic District Design Guidelines are very important to the ongoing preservation and restoration of our City’s 17 Historic Districts.”

KAREN HIGHBERGER,
FORMER CULTURAL HERITAGE COMMISSIONER

LANDMARK DESIGNATION PROGRAM



LANDMARK DESIGNATION PROGRAM

Honoring Historical sites in Long Beach

A landmark designation fosters pride of ownership, helps raise historic appreciation of the City's distinct neighborhoods and structures, and raises awareness about architectural and historical resources and important periods in Long Beach history. Buildings that have an association with important events in local, State, or national history; illustrate past architectural styles; or sites that have maintained their original form and materials may meet the criteria for landmark designation.

The Cultural Heritage Commission reviews all landmark designation requests and makes recommendations to the Mayor, City Council, and the Planning Commission. A landmark designation is a vital component in the preservation and recognition of historic properties throughout Long Beach. In 2018, seven properties were designated as new historic landmarks in Long Beach.



DRAKE PARK/WILLMORE CITY HISTORIC DISTRICT STUDY SESSION

Building Partnerships to Enhance the City's Historic Preservation Efforts

In a unique collaboration, Long Beach partnered with the University of Southern California (USC) School of Architecture Heritage Conservation Graduate Program in 2018 to review the Drake Park/Willmore City Historic District and the policies and demographic associated with this neighborhood. While this district contains some of the most long-standing structures and historic resources in the City, research has confirmed that it also has the greatest population, most overcrowding, and the lowest income of the City's 17 historic districts.

The partnership consisted of a semester-long course led by historic preservation expert Trudi Sandmeier and included the participation of graduate students in the architecture, urban planning, heritage conservation, and business fields. The group conducted several field visits and meetings with local stakeholders and completed a data analysis of the historic district.

The group prepared a final report of findings and recommendations for the consideration of Long Beach Development Services Planning Bureau staff.



JERGINS TUNNEL STUDY SESSION



JERGINS TUNNEL STUDY SESSION



Reactivating City's Historic Underground Gateway

Built in 1927 as part of the Jergins Trust Building, the Jergins Trust Pedestrian Subway Tunnel (Jergins Tunnel) served as a convenient, underground pedestrian passageway connecting the north and south side of Ocean Boulevard. The tunnel was one of a series of safe passageways built underground in the City during the early 20th Century. The tunnel was closed in 1967 and has been long-vacant and closed to the public for several decades.

In September 2018, the City received development plans for a proposed hotel project to be located on the site of the former Jergins Trust Building located at 100 E. Ocean Blvd., which included an interpretive plan for reactivating the Jergins Tunnel. The proposed project highlights the opportunity to not just reopen access to the Jergins Tunnel, but also share the history of the tunnel and the historical seaside resort culture of the City.



OFFICE OF HISTORIC PRESERVATION PARTNERSHIP



City Brings Together Statewide Leaders and Advocates for Historic Preservation

In March 2018, the Long Beach Development Services Planning Bureau partnered with Studio One Eleven and the California State Office of Historic Preservation to present a Certified Local Government workshop and training in historic preservation policy and law. Representatives from the Cultural Heritage Commission, Long Beach Heritage, City staff, and local planners and architects participated in the event, which included a discussion on various historic preservation topics and a tour of historic Art Deco properties in the Downtown area. This event offered a great opportunity to host historic preservation leaders and advocates throughout the State and showcase the City's dedication to protecting its historic resources.

INTERNATIONAL CITY BANK BUILDING MURAL RESTORATION



INTERNATIONAL CITY BANK BUILDING MURAL RESTORATION

249 E. OCEAN BLVD.

A Hidden Gem Restored

Recognized by the Cultural Heritage Commission in October 2018, the newly restored mosaic tile mural found on the International City Bank Building is a stellar example of outdoor public art in the City. Located on the northwest corner of Ocean Boulevard and Long Beach Boulevard, the mural is particularly notable for its representation of Long Beach history, which includes various illustrations signifying the City's rich native, agricultural, and oil resources.

Originally designed by Susan Hertel of the famed architectural firm Millard Sheets Studio in 1979, the hidden mural had been covered for many years before being discovered by the property developer in early 2018. The revitalized mural features hand-laid tiles in more than 100 vibrant colors, and is a testament to the significance of honoring and preserving the City's hidden historic artifacts.

COMMISSIONER RETREAT

Promoting Equity Through the City's Preservation Efforts

Each year the Cultural Heritage Committee holds a retreat to examine and discuss current and emerging topics in historic preservation. In February 2018, the Commission gathered to discuss ideas for promoting equity through the City's preservation efforts. The Commission also reviewed case studies of important Mid-Century Modern architectural styles and the history of this building type in Long Beach.

Rather than focusing solely on structures, the Commission took an in-depth look at intangible heritage, which looks beyond a structure to examine the role of recognizing culturally important buildings and how this helps enhance the validation and appreciation of a community.

MILLS ACT PROPERTIES



HARNETT HOUSE

HARNETT HOUSE

730 SUNRISE BLVD.

Landmark Home Celebrates 100th Anniversary

The Cultural Heritage Commission recommended this prominent, two-story Craftsman building for a Mills Act Property Tax Abatement Program (Mills Act) contract and landmark designation in August 2018. Constructed in 1918 and remodeled in 1944 by famed architect Kenneth Wing Sr., this stately building is associated with the Harnett Family who emigrated from England in 1889 and had a long history of civic engagement in the Long Beach area.

An early example of residential growth and expansion of the City, the Harnett House is the only individually designated historic landmark in the Sunrise Boulevard Historic District. Per the awarded Mills Act contract, restoration of the Harnett House will include a new roof, electrical and plumbing system replacement, and façade repairs.



AMBASSADOR APARTMENTS



AMBASSADOR APARTMENTS

35 ALBONI PL.

Multi-Family Residential Building

to be Restored

In August 2018, the Cultural Heritage Commission recommended this historic Mediterranean Revival building for a Mills Act contract and landmark designation. Designed by W. Horace Austin, recognized as the “Dean of Long Beach Architects,” Ambassador Apartments is one of the few remaining high-rise, multi-family residential buildings constructed in the 1920s in the Downtown area.

Per the Mills Act contract, restoration work to the property will both protect and preserve the building while providing needed improvements to critical systems. This will include careful rehabilitation or replacement of the original windows, roof, tile work, and other defining features.

“Long Beach provides many helpful incentives and tools towards the historic preservation of our cultural resources.”

JOHN THOMAS,
CITY OF LONG BEACH
HISTORIC PRESERVATION CONSULTANT



238 CORONADO AVE.



Mediterranean Meets Bluff Heights

The Cultural Heritage Commission recommended this two-story Mediterranean-style building for a Mills Act contract and landmark designation in August 2018. Located in the Bluff Heights Historic District, this stylish duplex features a graceful front staircase and a variety of unique, character-defining architectural elements. While the building is well-preserved, a comprehensive workplan is included to continue the preservation of this handsome Bluff Heights property.

3755 CERRITOS AVE.



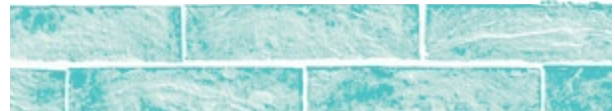
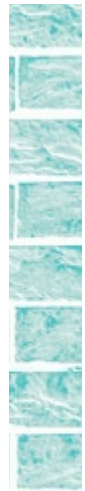
HISTORIC DISTRICT

California Heights

3755 CERRITOS AVE.

A Spanish Beauty Prepares for Another 90 Years

The Cultural Heritage Commission recommended this eclectic Spanish-style building for a Mills Act contract and landmark designation in August 2018. Built in 1925 and located in the California Heights Historic District, the single-family residence will receive a comprehensive restoration, including the replacement of non-period features and the rehabilitation of the home's original windows. Once work is completed, this property, with its two front-gabled roofs and arched street-facing windows, will continue to be a welcome sight in the neighborhood.



DESIGNATED LANDMARKS



FORMER ROYAL HOTEL

622-628 E. ANAHEIM ST.

New Life to Come to Former 1920s Hotel Building

The Cultural Heritage Commission recommended this Art Deco-style property for a Mills Act contract and landmark designation in August 2018. Dating back to the late 1920s, the two-story, mixed-use commercial building was severely damaged by the Long Beach Earthquake of 1933 and was reconstructed thereafter to house the former Royal Hotel with various retail shops on the ground floor.

Located along the Anaheim commercial corridor, the building is distinguished by its flat roof, stuccoed walls, and many other Art Deco character-defining features which have remained intact over the years. Restoration plans for the site include a lot merger, a new parking lot, and various interior tenant improvements. In September 2018, the City Council awarded a Mills Act contract to the property and designated the site as a historic landmark.

Rare Art Deco-Inspired
Architecture



645 W. 11TH ST.



HISTORIC DISTRICT

Drake Park/Willmore City

645 W. 11TH ST.

A Singular Beauty Receives a Thoughtful Makeover

The Cultural Heritage Commission recommended this singular, Chalet Craftsman-style property for a Mills Act contract and landmark designation in August 2018. Located on a corner lot, this unique building has a commanding presence and its high-pitched rooflines, extensive use of decorative wood, and upper and lower porches make it an important part of the rich variety of architectural styles that contribute to the Drake Park/Willmore City Historic District.

Comprehensive renovation plans for the residence call for foundation and electrical repairs and extensive exterior wood refinishing. In September 2018, the City Council awarded a Mills Act contract to the property designating the site as a historic landmark.

953 CHESTNUT AVE.



Queen Anne-Style Architecture Revived

In August 2018, the Cultural Heritage Commission recommended this delightful property for a Mills Act contract and landmark designation. Built by developer Robert J. Craig for his own private residence in 1905, the structure is remarkably intact and is an excellent example of the Queen Anne Architectural style with its two-story turret, fish-scale shingles, and traditional horizontal wood siding.

Located in the Drake Park/Willmore City Historic District, the property was awarded a Mills Act contract and landmark designation in September 2018.

830 SANTIAGO AVE.

A Shining Example of Mills Act Efficiency

The Cultural Heritage Commission recommended this charming property for a Mills Act contract and landmark designation in August 2018. Built in 1937, the single-family home represents the simple sophistication of residential buildings designed by famed Long Beach architect Kenneth S. Wing. The Colonial Revival-style building is well preserved, however restoration plans are in place for needed repairs.

This property qualified for a Mills Act contract and landmark designation in a single application. This single-step process is an incentive for buildings that may not have historic preservation or historic district protection. In September 2018, the City Council awarded a Mills Act contract to the property and designated the site as a historic landmark.

1400 HELLMAN ST.



1400 HELLMAN ST.

A Proud Representation of the Hellman Street Craftsman Historic District

The Cultural Heritage Commission recommended this wonderful cottage-like property for a Mills Act contract and landmark designation in August 2018. This residence typifies the architectural allure of Craftsman design popular throughout many Long Beach neighborhoods. Located in the Hellman Street Craftsman Historic District, the property boasts a full-width porch, a wide overhanging roof, notched beams, and is clad in iconic wood siding. An ambitious restoration plan for the structure will address foundation and exterior improvements and replace the front yard fencing with period appropriate wood fencing. In September 2018, the City Council awarded a Mills Act contract to the property and designated the site as a historic landmark.

CERTIFICATES OF APPROPRIATENESS




2732 E. 1ST ST.

Four Options Lead to the Perfect Choice

In February 2017, the Cultural Heritage Commission approved a Certificate of Appropriateness for the construction of a one-story rear addition to an inviting, single-family residence on a duplex property built in 1904. The Commission was presented with four design options and ultimately recommended a 397-square-foot one-story addition that will incorporate the existing property's old-world Chalet and Stick architectural influences.

cont. >>>



The project will also feature several of the structure's existing elements and consist of a new family room, an enlarged kitchen, a relocated powder room, several interior renovations, and a rear covered porch. The project will remain in character within the context of the existing neighborhood.

PARSONAGE BUILDING

326 W. 10TH ST.



PARSONAGE BUILDING

326 W. 10TH ST.

Third Time is the Charm for One of the City's Oldest Structures

In February 2018, the Cultural Heritage Commission approved a Certificate of Appropriateness for the relocation and restoration of the designated landmark Parsonage Building from 640 Pacific Ave. to a new location within the Drake Park/Willmore City Historic District. Originally built by Jotham Bixby in 1887, the Victorian-style structure is one of the oldest buildings in Long Beach, and is recognized for its association with the prominent Bixby Family of Long Beach.

After being relocated twice over the years, the third time is sure to be the charm for this two-story, four-bedroom residence. The relocation plans for this project include a comprehensive restoration plan consistent with the Secretary of the Interior's Standards for Rehabilitation. The project will result in a well-preserved structure that complements the surrounding neighborhood.

Built by
Jotham Bixby



ROWAN-BRADLEY BUILDING



ROWAN-BRADLEY BUILDING

201 PINE AVE.

Contemporary Art and Historic Preservation Come Together in Downtown

In June 2018, the Cultural Heritage Commission approved a Certificate of Appropriateness for the painting of a mural on the designated landmark Rowan-Bradley Building. Completed as part of the annual *POW! WOW! Long Beach* art event, a mural by local artist Ron Hodges brings public art to a highly-visible location in the heart of Downtown. Further, the vibrant and colorful mural thoughtfully merges two important aspects of the City's rich culture of art and historic preservation, all without affecting the integrity of the historic Rowan-Bradley Building.



LONG BEACH AIRPORT TERMINAL BUILDING

Page—40 CERTIFICATE OF APPROPRIATENESS

Southern
California's First
Municipal Airport

cont. >>>

LONG BEACH AIRPORT TERMINAL BUILDING

4100 DONALD DOUGLAS DR.



A Traveler's Favorite Gets New Wings

In April 2018, the Cultural Heritage Commission approved a Certificate of Appropriateness for renovation of the designated landmark Long Beach Airport (LBG) Terminal Building as part of the second phase of the Airport Terminal Improvement project. Built in 1923, the Long Beach Airport was the first municipal airport in the Southern California region, even proceeding the Los Angeles International Airport (LAX).

Currently under construction, the renovation project includes an expanded meet-and-greet area, a new ground transportation plaza, and a convenient, new ticketing building. All restorative and improvement efforts are to be context sensitive and preserve the character of historic Terminal Building—a masterpiece of design by Long Beach architects Horace W. Austin and Kenneth Wing.



THE BREAKERS OF LONG BEACH

Page—42 CERTIFICATES OF APPROPRIATENESS



cont. >>>

THE BREAKERS OF LONG BEACH

210 E. OCEAN BLVD.

Old and New Come Full Circle to Enhance Downtown Skyline

The Cultural Heritage Commission conducted a Study Session for the conversion of the iconic Breakers Building from senior housing to a boutique hotel in April 2018. Built in 1926 as an ocean side hotel, adaptive reuse of the designated landmark site will return the building to its original purpose.

Restoration plans for The Breakers include the preservation of the historic lobby and prized, original exterior features, including the building's skylights, chimneys, dormers, and porch. The project also consists of a complete interior refresh and new swimming pools for guests, bringing new life to this eye-catching, 13-story historic site.

“Pacific6’s redevelopment of the Breakers Hotel will ensure that this timeless landmark is enjoyed by Long Beach residents and visitors for decades to come.”

JOHN MOLINA, *PACIFIC6 ENTERPRISES*



PROJECT UPDATES

REGENCY PALMS LONG BEACH



First Medical Office
Constructed in Downtown Long Beach

cont. >>>

REGENCY PALMS LONG BEACH

117 E. 8TH ST.

Providing Housing and Care for Seniors

A daptive reuse of the designated landmark Professional Building was completed in November 2018. Built in 1929 and commonly known as the Long Beach Professional Building, it was the first large office building in the area devoted exclusively to the practice of medicine. The mixed-use development features medical offices and an assisted living residential facility for seniors. The eight-story project includes two levels of offices open to the general public, and a six-level, 49-unit residential component, consisting of a mix of two- and three-bedroom shared suites. Resident amenities include a kitchen, medical rehabilitation spa, gym, art studio, and salon and barbershop. Residents also have access to physical therapy offices, and a newly landscaped open space area on the rooftop.



Photography by:
Liezl Estipona, Marcos Lopez Jr.,
Pacific6 Enterprises, Thomas Wasper Photography



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